

**TO:** CITY MANAGER 2003 May 7  
**FROM:** DIRECTOR PLANNING AND BUILDING OUR FILE: REZ#02-38  
**SUBJECT:** REZONING REFERENCE #02-38  
2345 Madison Avenue  
High-Rise Residential Towers with Street-Fronting Townhouses  
Brentwood Town Centre

**PURPOSE:** To respond to a letter submitted at the Public Hearing of 2003 April 29 for Rezoning Reference #02-38 by the rezoning applicant.

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**RECOMMENDATION:**

1. **THAT** this report be received for the information of Council.

**REPORT**

Rezoning Reference #02-38 was advanced to Public Hearing on 2003 April 29 with the rezoning bylaw being granted Second Reading by Council on 2003 May 05. The only submission to the Public Hearing was a letter dated 2003 April 28 from the applicant regarding a request for some flexibility in the development in order to respond to possible changes in market conditions. The Planning Department indicated at that time that it would submit a report in response to the submission.

The applicant has requested some flexibility in the development with respect to:

- unit mix and sizes.
- total number of units.
- variation in building height.

The applicant indicates that any proposed changes would:

- not increase the allowable building floor area.
- maintain the required parking, storage and bicycle requirements.
- provide adjusted suite sizes and mix that would increase each tower by no more than 20 units, with such changes subject to the mutual agreement of the developer and the Planning Department. The number of total units could potentially increase from 325 to 365 units.

- increase the building height from the current height of 22 storeys plus a penthouse storey to no more than a total height of 24 storeys.

The Planning Department considers the potential changes to have marginal effect on the appearance of the development and has no objection to the requested flexibility. Unless otherwise directed by Council, this department will work with the applicant on finalized plans which may include the outlined adjustments. Any statistical changes to the suite sizes, suite mix and tower height will be outlined in the memo requesting Council's consideration of Third Reading of the requisite rezoning bylaw.

This is for the information of Council.



J.S. Belhouse, Director  
PLANNING AND BUILDING

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